

157.0

Map

0006

Block

0006.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 912,100 /

USE VALUE: 912,100 /

ASSESSed: 912,100 /

Total Card /

Total Parcel

912,100

912,100

912,100

PROPERTY LOCATION

|     |        |                          |
|-----|--------|--------------------------|
| No  | Alt No | Direction/Street/City    |
| 149 |        | RHINECLIFF ST, ARLINGTON |

OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Owner 1:  | MEAGHER SUSAN         |
| Owner 2:  |                       |
| Owner 3:  |                       |
| Street 1: | 149 RHINECLIFF STREET |
| Street 2: |                       |
| Twn/City: | ARLINGTON             |
| St/Prov:  | MA                    |
| Postal:   | 02476                 |

PREVIOUS OWNER

|           |  |
|-----------|--|
| Owner 1:  |  |
| Owner 2:  |  |
| Street 1: |  |
| Twn/City: |  |
| St/Prov:  |  |
| Postal:   |  |

NARRATIVE DESCRIPTION

This parcel contains 9,690 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

PROPERTY FACTORS

|            |      |             |     |         |      |             |
|------------|------|-------------|-----|---------|------|-------------|
| Item       | Code | Description | %   | Item    | Code | Description |
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 8    | Ledge       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

LAND SECTION (First 7 lines only)

|          |             |          |             |                    |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101      | One Family  |          | 9690        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.73 | 7     |            |           |        |   |        |   |        |   | 497,492         |           |   |           |        |      | 497,500   |       |

IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
| 101          | 9690.000        | 414,600                        |            | 497,500    | 912,100     |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
| Total Card   | 0.222           | 414,600                        |            | 497,500    | 912,100     |
| Total Parcel | 0.222           | 414,600                        |            | 497,500    | 912,100     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 384.82     | /Parcel:   | 384.8       |

PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2020   | 101 | FV  | 414,600    | 0         | 9,690.    | 497,500    | 912,100     | 912,100       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 309,700    | 0         | 9,690.    | 497,500    | 807,200     | 807,200       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 309,700    | 0         | 9,690.    | 419,300    | 729,000     | 729,000       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 309,700    | 0         | 9,690.    | 383,800    | 693,500     | 693,500       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 309,700    | 0         | 9,690.    | 326,900    | 636,600     | 636,600       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 292,000    | 0         | 9,690.    | 284,300    | 576,300     | 576,300       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 292,000    | 0         | 9,690.    | 263,000    | 555,000     | 555,000       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 292,000    | 0         | 9,690.    | 250,200    | 542,200     | 542,200       |               | 12/13/2012 |

SALES INFORMATION

|               |           |      |           |           |            |    |     |       |       |
|---------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor       | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| ROSS DOUGLASS | 24667-89  |      | 6/30/1994 |           | 210,000    | No | No  |       | Y     |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |

TAX DISTRICT

|               |           |      |           |           |            |    |     |       |       |
|---------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor       | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| ROSS DOUGLASS | 24667-89  |      | 6/30/1994 |           | 210,000    | No | No  |       | Y     |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |

PAT ACCT.

|               |           |      |           |           |            |    |     |       |       |
|---------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor       | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| ROSS DOUGLASS | 24667-89  |      | 6/30/1994 |           | 210,000    | No | No  |       | Y     |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |
|               |           |      |           |           |            |    |     |       |       |

BUILDING PERMITS

|            |        |          |         |     |            |          |            |                    |
|------------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| Date       | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
| 8/2/2007   | 654    | Redo Kit | 6,700   | C   |            | G9       | GR FY09    |                    |
| 10/12/2006 | 874    | Addition | 159,000 | C   |            | G9       | GR FY09    | REPL DECK W/16X24F |
| 8/19/2003  | 698    | Manual   |         | C   |            |          |            | porch repairs      |
| 12/18/2002 | 1030   | New Wind | 7,000   | C   |            |          |            |                    |
|            |        |          |         |     |            |          |            |                    |
|            |        |          |         |     |            |          |            |                    |
|            |        |          |         |     |            |          |            |                    |
|            |        |          |         |     |            |          |            |                    |
|            |        |          |         |     |            |          |            |                    |

ACTIVITY INFORMATION

|            |              |     |         |
|------------|--------------|-----|---------|
| Date       | Result       | By  | Name    |
| 7/27/2018  | MEAS&NOTICE  | HS  | Hanne S |
| 10/18/2008 | Meas/Inspect | 197 | PATRIOT |
| 1/24/2000  | Inspected    | 264 | PATRIOT |
| 12/1/1999  | Measured     | 268 | PATRIOT |
| 7/19/1993  |              | PC  | PHIL C  |
|            |              |     |         |
|            |              |     |         |
|            |              |     |         |
|            |              |     |         |
|            |              |     |         |

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

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2021

